



**ఆంధ్రప్రదేశ్ రాజపత్రము**  
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**NOTIFICATIONS BY GOVERNMENT**

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT**

**(ANDHRA PRADESH CAPITAL REGION DEVELOPMENT AUTHORITY)**

APCRDA - CONFIRMATION OF DRAFT VARIATION OF NUZVID GENERAL TOWN PLANNING SCHEME - NUZVID VILLAGE, NUZVID MUNICIPALITY - ELURU DISTRICT. NOTIFIED VIDE ANDHRA PRADESH GAZETTE EXTRAORDINARY NO. 3182, AMARAVATHI, DT.01.12.2023 (G.3334).

**FILE.NO: MAU61-PLG00TH/10/2023-DP:** Nuzvid General Town Planning Scheme Plan was approved and notified vide G.O.Ms No:477 MA Dt.19-09-2000. Change of land use from Agricultural Land Use and Mango Garden Use to Residential Use in R.S.No. 170, 171, 175 & 177 of nuzvid village, Nuzvid mandal, Eluru District to an extent of Acre 40.78cents was approved by Executive Committee of APCRDA on 20.09.2023 vide resolution no.197/2023-4.

After approval of the above said change of land use, draft variation was notified by Govt. of Andhra Pradesh and published in Andhra Pradesh gazette extraordinary no.3182, Amaravathi, Dt.01.12.2023 (G.3334) and also in Prajasakthi telugu daily news paper & Hans India daily news paper on 01.12.2023 and the objections/suggestions received by APCRDA within fifteen days from the date of publication in AP Gazette i.e.,15.12.2023. No Objections/ Suggestions were received during the above said period and the matter was put up before Executive Committee of APCRDA on 18/12/2023 for

approval of said change of land use and the same was approved by the Executive Committee vide resolution no.202/2023-2.

Hence, notice is hereby given that modifications made to the Nuzvid General Town Planning Scheme Plan was approved and notified vide G.O.Ms No:477 MA Dt.19-09-2000 as said above are notified under section 41(4) of APCRDA Act, 2014. The modifications shall come into operation from the date of publication of this gazette notification and as appended.

## **APPENDIX**

### **NOTIFICATION**

In exercise of the powers conferred by sections 41(4), 17(2) of APCRDA Act, 2014 (Andhra Pradesh Act No.11 of 2014) and G.O.Ms No.95 MA & UD (CRDA-2), Dt.23/4/2016 the APCRDA, hereby makes the following variation to the Nuzvid General Town Planning Scheme Plan was approved and notified vide G.O.Ms No:477 MA Dt.19-09-2000 and as required under section 41(3) of the said Act, Draft variation was previously published in Extraordinary issue of Andhra Pradesh Gazette No. 3182, Amaravathi, Dt. 01.12.2023 (G.3334).

### **VARIATION**

The site measuring to an extent of Acre 40.78cents in R.S.No. 170, 171, 175 & 177 of nuzvid village Nuzvid mandal, Eluru District with the following schedule of boundaries, which was earmarked as Agricultural land use, Mango garden use, 80' wide proposed GTPS road in the Nuzvidu General Town Planning Scheme approved vide G.O.Ms.No:477 MA Dt.19-09-2000, and the Agricultural land use, Mango garden use is now proposed to be designated for Residential Use (for MIG layout). Further details of the proposed change are available in the office of APCRDA, Lenin Centre, Vijayawada and also available in APCRDA web site [www.crda.ap.gov.in](http://www.crda.ap.gov.in) subject to the following conditions:

1. The owners/applicants shall be responsible for any damage claimed by anyone on account of change of land use proposed.
2. The change of land use shall not be used as the proof of any title of the land.
3. The applicant should obtain the development permission from the competent authority duly paying the required fee and charges.
4. Compliance of building/layout rules at the time of development permission.
5. Competent authority shall ensure that the provision mentioned in the AP Agriculture Land (Conversion for Non Agricultural Purpose) Act, 2006 is adhered to.

6. The road affected portion shall be handed over to competent authority on free of cost.
7. If the authority notices any difference in calculation of fees/charges, the applicant has to pay the difference amount at a later date also.
8. Any other conditions as may be imposed by The Commissioner, Andhra Pradesh Capital Region Development Authority, Vijayawada.

### **SCHEDULE OF BOUNDARIES**

The schedule for the site under reference in R.S.No. 170, 171, 175 & 177 of nuzvid village, Nuzvid mandal in an extent of Acre 40.78cents is given below:

The schedule of boundaries is:

North : Land in Sy. No's 179, 176, 174, 173 & 172 of Nuzvid.

South : Land in Sy. No.169 of Nuzvid

East : State High way of 100' wide in Sy. No. 238 of Nuzvid.

West : Donka in Sy. No's 178 of Nuzvid.

Sd/-.

Commissioner,

APCRDA.